

Lot 8 Lot 9 Lot 10 Lot 11 Lot 27 Lot 28 Lot 29 Lot 30 Lot 60

Block 3  
Emerald Park  
CCF # D205165274  
P.R.T.C.T.

N 89°16'09" E 477.97'

15' Private Drainage Easement  
By This Plat

252.51'

1/2" IRF

Lot 6

Lot 5

Lot 4

Block 3  
Emerald Park  
CCF # D203301415  
P.R.T.C.T.

Lot 3

Lot 2

Lot 1

Lot 1, Block 1

79,142 Square Feet  
1.817 Acres

Lot 2, Block 1

88,844 Square Feet  
2.040 Acres

John Wigginton  
Kaye Wigginton  
CCF # D214238929  
D.R.T.C.T.

Lot 1, Block A  
Church of Jesus Christ  
of Latter-Day Saints Addition  
CCF # D208251677  
P.R.T.C.T.

524

516

1/2" IRF

S 89°43'37" W 186.76'

IRS

38.68'

S 89°43'14" W 289.64'

1/2" IRF

West Bonds Ranch Road  
(120' Right-of-Way)  
(Asphalt Pavement)

VICINITY MAP  
N.T.S.

#### Notes

1. Basis of Bearings is the Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone.
2. D.R.T.C.T. = Deed Records, Tarrant County, Texas.
3. P.R.T.C.T. = Plat Records, Tarrant County, Texas.
4. IRF = Iron Rod Found.
5. CCF # = County Clerk's File Number.
6. No permanent structures shall be constructed over an existing water, sanitary sewer or utility easement as per the water and wastewater installation policy.

#### Flood Statement

According to Community Panel Number 48439C0065K, dated September 25, 2009, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

#### CONSTRUCTION PROHIBITED OVER EASEMENTS

Except for the right to place surfacing materials over and across the Easements herein granted and to use the same for parking, driveways, and walkways, no permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, or any other utility easement of any type.

#### WATER/WASTEWATER IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this Plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II of said ordinance and becomes effective on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

#### TRANSPORTATION IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under schedule II of said ordinance, and is due on the date a building permit is issued.

#### PARKWAY PERMIT

Parkway improvements such as curb and gutter, pavement tie in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

#### URBAN FORESTRY

Compliance with Tree Ordinance #18615-05-2009 will be required.

#### UTILITY EASEMENTS

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

#### BUILDING PERMITS

No building permits shall be issued for any lot in this Subdivision until appropriate CFA or other acceptable provisions are made for the construction or any applicable water, sewer, storm, drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

#### SITE DRAINAGE STUDY

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

#### PRIVATE COMMON AREAS AND FACILITIES

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not limited to: private streets, emergency access easements and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise buildings and facilities. The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

#### COVENANTS OR RESTRICTIONS ARE UN-ALTERED

This replat does not vacate the previous "plat of record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

#### P.R.V. REQUIRED

Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

#### PRIVATE MAINTENANCE NOTE

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

#### SIDEWALKS

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

Engineer:  
LPSE, Inc.  
1723 E. Southlake Boulevard  
Suite 200  
Southlake, Texas 76092  
817-488-9933  
Contact: Justin Brammer, P.E.

Owner:  
JKCC Island Enterprises, LLC  
5328 Alta Loma Drive  
Keller, Texas 76244  
817-308-6598  
Contact: John Wigginton

Project Number: 150106

Date: December 23, 2015

Revised Date:

Revision Notes:

Sheet 1 of 1

#### Owner's Certificate

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, John Wigginton and Kaye Wigginton, are the owners of a tract of land situated in the Henry Robertson Survey, Abstract Number 1259, Tarrant County, Texas and being all of that certain tract of land described by deed to John Wigginton and Kaye Wigginton recorded in County Clerk's File Number D214238929, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the northeast corner of said Wigginton tract, said iron rod also being the northwest corner of Lot 1, Block A, Church of Jesus Christ of Latter-Day Saints Addition, an addition to the City of Fort Worth according to the plat thereof recorded in County Clerk's File Number D208251677, Plat Records, Tarrant County, Texas and being in the south line of Block 3, Emerald Park, an addition to the City of Fort Worth according to the plat thereof recorded in County Clerk's File Number D205165274, Plat Records, Tarrant County, Texas;

THENCE South 00 degrees 05 minutes 11 seconds East, 353.93 feet along the east line of said Wigginton tract and the west line of said Lot 1 to a 1/2 inch iron rod found at the southeast corner of said Wigginton tract, said iron rod also being the southwest corner of said Lot 1 and being in the north right-of-way line of West Bonds Ranch Road (120' Right-of-Way);

THENCE South 89 degrees 43 minutes 14 seconds West, 289.64 feet along the south line of said Wigginton tract and said north right-of-way line of West Bonds Ranch Road;

THENCE South 89 degrees 43 minutes 37 seconds West, 186.76 feet, contuing along said south line of the Wigginton tract and said north right-of-way line of West Bonds Ranch Road to a 1/2 inch iron rod found at the southwest corner of said Wigginton tract, said iron rod also being the southeast corner of Block 3, Emerald Park, an addition to the City of Fort Worth according to the plat thereof recorded in County Clerk's File Number D203301415, Plat Records, Tarrant County, Texas;

THENCE North 00 degrees 20 minutes 16 seconds West, 350.14 feet along the west line of said Wigginton tract and the east line of said Block 3 to the northwest corner of said Wigginton tract, said point also being the northeast corner of Lot 6 of said Block 3;

THENCE North 89 degrees 16 minutes 09 seconds East, 477.97 feet along the north lien of said Wigginton tract and the aforementioned south line of Block 3 to the POINT OF BEGINNING and containing 167,986 square feet or 3.856 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, JKCC Island Enterprises, LLC, does hereby adopt this plat, designating the herein above described property as LOTS 1 & 2, BLOCK 1, BONDS RANCH ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the streets, alleys and easements shown thereon.

WITNESS, my hand this the 15 day of July, 2016.

OWNER:

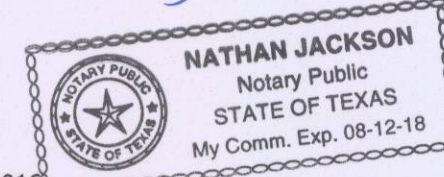
By: [Signature]  
John Wigginton / Owner

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears JOHN WIGGINTON, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15 day of July, 2016.

[Signature]  
Notary Public in and for the State of Texas



WITNESS, my hand this the 15 day of July, 2016.

OWNER:

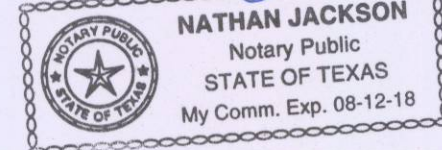
By: [Signature]  
Kaye Wigginton / Owner

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears KAYE WIGGINTON, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15 day of July, 2016.

[Signature]  
Notary Public in and for the State of Texas



#### Surveyor's Certification

STATE OF TEXAS  
COUNTY OF JOHNSON

I, Jeremy Luke Deal, Registered Professional Land Surveyor Number 5696, State of Texas, affirm that this plat is true and correct and was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and from other reliable documentation.

Executed this the 12th day of July, in the year of our Lord 2016.

[Signature]  
Jeremy Luke Deal  
Registered Professional Land Surveyor  
Texas Registration No. 5696



STATE OF TEXAS  
COUNTY OF JOHNSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears JEREMY LUKE DEAL, known to me to be the entity whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 12th day of July, 2016.

[Signature]  
Notary Public in and for the State of Texas



FINAL PLAT OF  
LOTS 1 & 2, BLOCK  
PROPERTIES AT BONDS RANCH  
Situated in the Henry Robertson Survey, Abstract  
Number 1259, City of Fort Worth, Tarrant  
County, Texas  
2 Lots - 3.856 Acres  
Prepared: December 23, 2015  
FW Case No. \_\_\_\_\_

FORT WORTH

CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN  
NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: 7/27/2016

By: [Signature] Chairman

By: [Signature] Secretary

REALSEARCH OF TEXAS, LLC

P.O. Box 1006, Godley, Texas 76044  
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org  
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14  
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SCALE : 1" = 30'

PLAT FILED UNDER DOC. NO. 0216172499, DATE: 8/1/16

CASE NO.: FS-16-010